

NOTES

- 1. BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH-CENTRAL ZONE 40N, NORTH AMERICAN DATUM (NAD) OF 1983, GRID, SCALE FACTOR: 1.00017
2. VERTICAL CURVE DATA FROM AN ON-THE-GROUND SURVEY. CONTIGUOUS SHOWN HEREON ARE AT 1' INTERVALS USING THE BENCHMARK PROVIDED BY THE CLIENT.
3. REFERENCED PROPERTY IS IN ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 5.2% ANNUAL CHANGE FLOODPLAIN, AS SCALED FROM FEMA FLOOD MAP H000000000, COMMUNITY PANEL NO. 03017, DATED SEPTEMBER 20, 2015.
4. THERE WERE NO BUILDINGS OBSERVED ON THE SUBJECT TRACT AT THE TIME OF THIS SURVEY.
5. THERE WERE NO PARKING SPACES LOCATED ON THE SUBJECT TRACT AT THE TIME OF THIS SURVEY.
6. THERE WAS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELD WORK FOR THIS SURVEY.
7. "ONE-CALL" SERVICE WAS OBTAINED ON 1/20/22. FIELD CREW PERFORMED A SITE VISIT ON 1/20/22 TO LOCATE ANY VISIBLE MARKINGS AS SHOWN HEREON. BELOW ARE THE RESPONSES FROM PROVIDERS THAT WERE OBTAINED FROM RESPONSE FROM "TEXAS 1-800-CALL" TO SAID "ONE-CALL" REQUEST, TICKET NO. 2202004340:
8. THERE WAS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELD WORK FOR THIS SURVEY.

TITLE COMMITMENT PROVIDED BY FIRST AMERICAN TITLE GUARANTY COMPANY, OF NO. 217407-4056A, EFFECTIVE DATE: FEBRUARY 11, 2022. ISSUED DATE: FEBRUARY 18, 2022.

LEGAL DESCRIPTION OF LAND: TRACT I A 0.938 OF ONE ACRE TRACT OF LAND, LOCATED IN THE DOMINGO BUSTILLOS SURVEY NO. 31, ABSTRACT 44, NOW IN NEW CITY BLOCK 11156, CITY OF SAN ANTONIO, BEAR COUNTY, TEXAS, AND BEING A PORTION OF A CALLED 10.19 ACRE TRACT OF LAND AS DESCRIBED OF RECORD IN VOLUME 12726, PAGE 964, A PORTION OF A CALLED 11.4 ACRE TRACT OF LAND AS DESCRIBED OF RECORD IN VOLUME 12321, PAGE 875, AND A PORTION OF A CALLED 2.341 ACRE TRACT OF LAND AS DESCRIBED OF RECORD IN VOLUME 11537, PAGE 1465, ALL OF THE OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS.
TRACT II REMAINDER OF A CALLED 11.4 ACRES WE-ROOSEVELT, L.P. (VOL. 12321, PG. 875, O.P.R.)
TRACT III PORTION OF A CALLED 10.19 ACRES WE-ROOSEVELT, L.P. (VOL. 12726, PG. 964, O.P.R.)
TRACT IV PORTION OF A CALLED 2.341 ACRES WE-ROOSEVELT, L.P. (VOL. 11537, PG. 1465, O.P.R.)
TRACT V 1.324 ACRES, (57,876 SQ.FT) VARIABLE WIDTH ACCESS EASEMENT (DOC. NO. 2022004340, O.P.R.)-10.p
TRACT VI 15' SANITARY SEWER SYSTEM EASEMENT (VOL. 16019, PG. 2493, O.P.R.)-10.c
TRACT VII 12' WIDE PERMANENT WATER EASEMENT (DOCUMENT NO. 20210316579, O.P.R.)-10.e

SCHEDULE B: 1. RESTRICTIVE COVENANTS OF RECORD: VOLUME 16019, PAGE 2493, O.P.R.; VOLUME 16019, PAGE 2493, O.P.R.; VOLUME 16019, PAGE 1771, O.P.R.; CLERK'S FILE NO. 2020008684, O.P.R.; CLERK'S FILE NO. O.P.R.

FIELD NOTES FOR A 0.938 OF ONE ACRE TRACT OF LAND: A 0.938 OF ONE ACRE TRACT OF LAND, LOCATED IN THE DOMINGO BUSTILLOS SURVEY NO. 31, ABSTRACT 44, NOW IN NEW CITY BLOCK 11156, CITY OF SAN ANTONIO, BEAR COUNTY, TEXAS, AND BEING A PORTION OF A CALLED 10.19 ACRE TRACT OF LAND AS DESCRIBED OF RECORD IN VOLUME 12726, PAGE 964, A PORTION OF A CALLED 11.4 ACRE TRACT OF LAND AS DESCRIBED OF RECORD IN VOLUME 12321, PAGE 875, AND A PORTION OF A CALLED 2.341 ACRE TRACT OF LAND AS DESCRIBED OF RECORD IN VOLUME 11537, PAGE 1465, ALL OF THE OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS, AND BEING ALL OF LOT XX, BLOCK XX, N20 1156 OF THE XXXXXXXXXXXXXXXX OF RECORD IN VOLUME XXXXX, PAGE XXXX OF THE PLAT RECORDS OF BEAR COUNTY, TEXAS, SAID 2.341 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: BEGINNING AT A POINT 12' IRON ROD WITH A GREEN PLASTIC CAP STAMPED "UP ENG & SURVEYING" IN THE NORTH RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY LOOP 410, A VARIABLE WIDTH RIGHT-OF-WAY, IN THE SOUTH LINE OF SAID 2.341 ACRE TRACT, FOR THE SOUTHWEST CORNER OF SAID LOT XX AND THE TRACT DESCRIBED HEREIN.

THE N89° 47' 48" W. WITH SAID RIGHT-OF-WAY LINE AND THE SOUTH LINE OF SAID LOT AND SAID 2.341 ACRE TRACT, A DISTANCE OF 123.00 FEET TO A FOUND 12' IRON ROD WITH A GREEN PLASTIC CAP STAMPED "UP ENG & SURVEYING" FOR THE SOUTHWEST CORNER OF SAID LOT XX AND THE TRACT DESCRIBED HEREIN.
THE N89° 47' 48" W. DEPARTING SAID RIGHT-OF-WAY LINE, ACROSS SAID 2.341 ACRE TRACT AND SAID 11.4 ACRE TRACT AND WITH THE WEST LINE OF SAID LOT XX, A DISTANCE OF 332.34 FEET TO A FOUND 12' IRON ROD WITH A GREEN PLASTIC CAP STAMPED "UP ENG & SURVEYING" IN THE NORTH LINE OF SAID 11.4 ACRE TRACT, FOR THE NORTHWEST CORNER OF SAID LOT XX AND THE TRACT DESCRIBED HEREIN.
THE N89° 47' 48" W. WITH THE NORTH LINES OF SAID 11.4 ACRE TRACT, SAID 10.19 ACRE TRACT AND SAID LOT XX, A DISTANCE OF 123.00 FEET TO A FOUND 12' IRON ROD WITH A GREEN PLASTIC CAP STAMPED "UP ENG & SURVEYING" FOR THE NORTHEAST CORNER OF SAID LOT XX AND THE TRACT DESCRIBED HEREIN.
THE S89° 42' 00" E. ACROSS SAID 10.19 ACRE TRACT, SAID 11.4 ACRE TRACT AND SAID 2.341 ACRE TRACT AND WITH THE EAST LINE OF SAID LOT XX, A DISTANCE OF 332.13 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.938 OF ONE ACRE OF LAND, SITUATED IN THE CITY OF SAN ANTONIO, BEAR COUNTY, TEXAS.

TRACT I 0.938 ACRES 40,859 SQ FT VACANT / NO BUILDINGS OBSERVED
TRACT II REMAINDER OF A CALLED 11.4 ACRES WE-ROOSEVELT, L.P. (VOL. 12321, PG. 875, O.P.R.)
TRACT III PORTION OF A CALLED 10.19 ACRES WE-ROOSEVELT, L.P. (VOL. 12726, PG. 964, O.P.R.)
TRACT IV PORTION OF A CALLED 2.341 ACRES WE-ROOSEVELT, L.P. (VOL. 11537, PG. 1465, O.P.R.)
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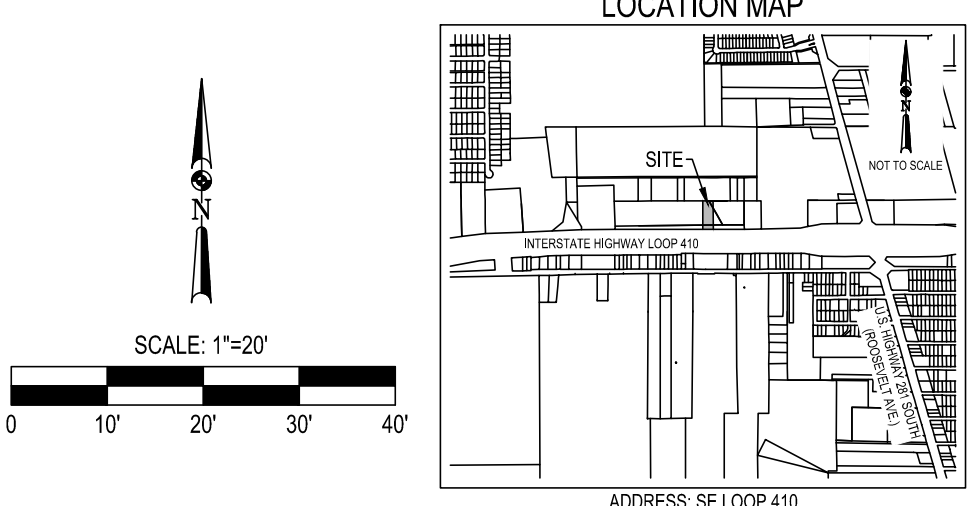
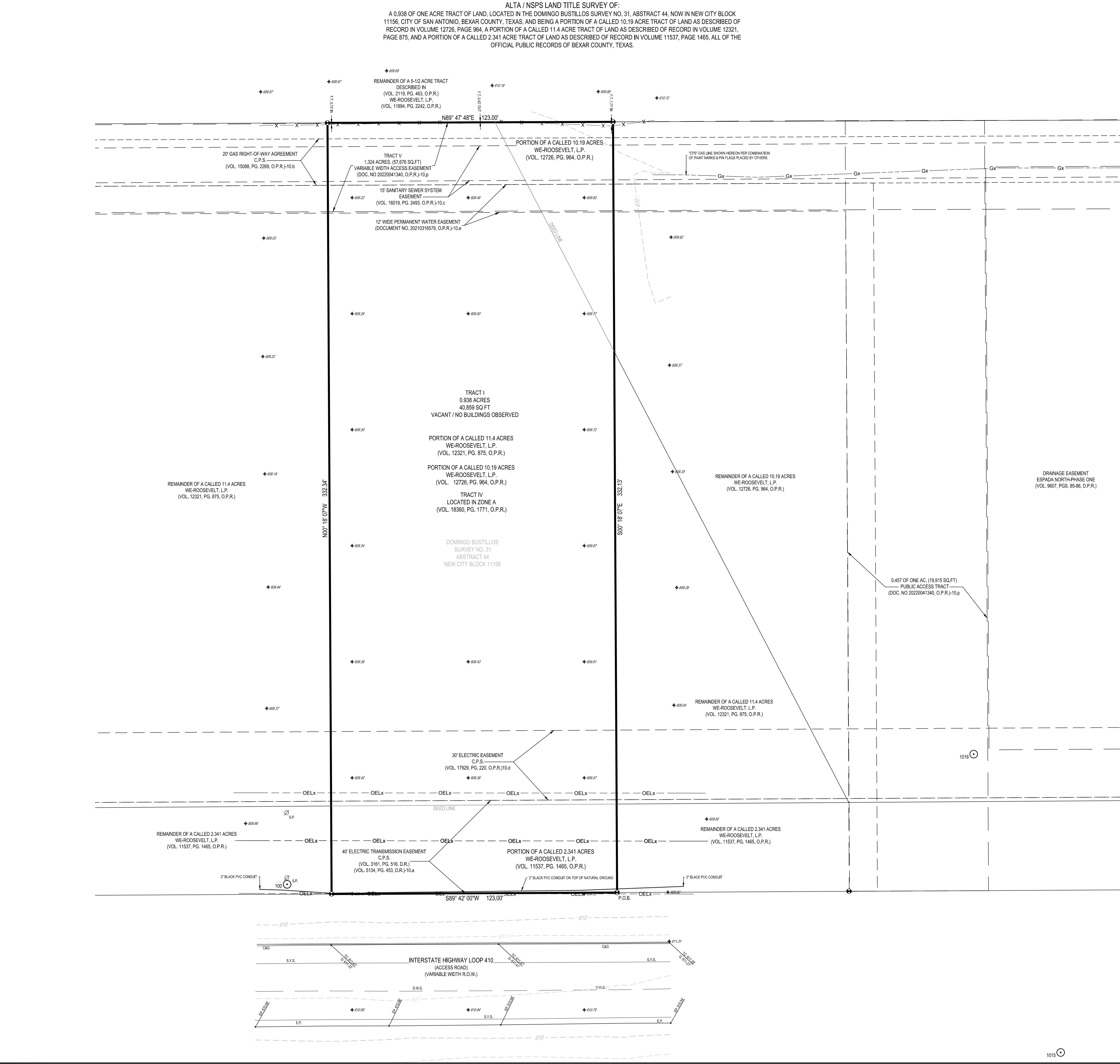
TRACT VIII 30' ELECTRIC EASEMENT C.P.S. (VOL. 17929, PG. 220, O.P.R.)-10.d
TRACT IX 40' ELECTRIC TRANSMISSION EASEMENT C.P.S. (VOL. 5134, PG. 453, D.R.)-10.a
TRACT X 0.457 OF ONE AC. (19,915 SQ.FT) PUBLIC ACCESS TRACT (DOC. NO. 2022004340, O.P.R.)-10.p

INTERSTATE HIGHWAY LOOP 410 (ACCESS ROAD) (VARIABLE WIDTH R.O.W.)

LEGEND: F.T. FENCE TIE; C&G CONCRETE CURB & GUTTER; E.P. EDGE OF PAVEMENT; S.Y.S. SOLID YELLOW STRIPE; D.W.S. DASHED WHITE STRIPE; S.P. STEEL POLE; P.O.B. POINT OF BEGINNING; VERTICAL CONTROL POINT; FOUND 12" IRON ROD WITH A GREEN PLASTIC CAP STAMPED "UP ENG & SURVEYING"; FOUND 12" IRON ROD; UTILITY MARKERPOST; UTILITY POLE; WATER VALVE; FIRE HYDRANT; TELEPHONE MANHOLE; WIRE FENCE; ELECTRIC (OVERHEAD); GAS.

MATKIN HOOPER ENGINEERING & SURVEYING logo and contact information.

DATE: MARCH 10, 2022; KYLE L. PRESSLER, REGISTERED PROFESSIONAL LAND SURVEYOR, TEXAS REGISTRATION NO. 6528; KYLE.PRESSLER@MATKINHOOPER.COM; JOB NO. 24-000-MEAS-ALTA, TITLE 1 TOPOGRAPHIC SURVEY.



ADDRESS: S8 LOOP 410, SAN ANTONIO, TX

SCALE: 1"=20'

Table with 2 columns: SYMBOL and DESCRIPTION. Lists various survey symbols and their corresponding descriptions.

Table with 4 columns: POINT #, NORTHING, EASTING, ELEVATION, and RAW DESCRIPTION. Lists survey points and their coordinates.

Professional seal and signature of Kyle L. Pressler, Registered Professional Land Surveyor, Texas Registration No. 6528.